

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 14, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Bill R. #351, Chris H. #351, Tamara S. #127, Ashley B. #211, Karen M. #259, Joan B. #372, Commodore D. #129 (and Adrian, renter of #129).

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Counting of Board Election Ballot for 3 spots began when meeting was called to order. (Results were announced toward the end of the board meeting): 103 valid ballots received and counted by Tom Doty, Inspector of Elections, on camera at Management Offices. He certified and announced the following results:

Colin-90

Tamara-72

Owen-70

Craig-55

Many thanks to Tom Doty for being the Inspector of Elections.

Owners Requests: Karen: Recently began smelling smoke in her unit's bathroom day and night, creating a nuisance. She believes it's coming from #129 and has contacted Commodore, unit owner and tenants. Residents claim it isn't them yet problem persists.

Joan: Vouch for smoke smell in Karen's unit

Ashley: Also attests smelling the smoke in Karen's unit.

Commodore: Landlord of #129 has walked through his unit and smells no smoke, has strict non-smoking policy for his tenants in accordance with HOA rules. Chris Hall and Colin Smith volunteered to visit Karen's unit when she calls so they can attest to the smell. They also asked permission from Commodore to investigate his unit if and when Karen smells smoke again, he agreed.

Bill and Chris: Lattice cleaned looks really good, sent a maintenance file to board and requests some repairs be expedited.

Approval of Prior Meeting Minutes: 3/10: Retain committees in “New Business” and change in Old Business “F”: change to say ignitor working but making a booming sound. Colin moved to accept with changes, Joe seconded. Unanimous. 3/24: Colin moved to accept minutes as presented, Joe seconded, Unanimous with Howard abstaining.

Landscape Report: A lot of debris from the wind being cleaned up, Creek drip conversion for 7624 completed, maintenance. 7620 lights repaired and replaced. Tom Doty’s unit EV charging station having a grounding issue, electrician working on it. Colin moved a motion to approve proposal from Enviroscaping to add pavers behind mail kiosk for \$100. Chris seconded. Unanimous with Joe abstaining. Colin moved a motion to approve proposal from Enviroscaping to install bat boxes (\$800) around complex, Chris seconded, unanimous with Joe abstaining. Colin moved a motion to accept Enviroscaping’s proposal to power wash sidewalks and landings for \$825/day and moved to authorize 5 days of power washing, Craig seconded. Unanimous with Joe abstaining. Colin moved a motion to approve Enviroscaping’s bid to repair a curb at the entry gate for \$950, Craig seconded. Unanimous with Joe abstaining.

Vendor: Enviroscaping: Howard’s front common landing – debris accumulating and not being blown off. Joe will address. Beachside: Unsatisfactory trim work on trash enclosures as some trim pieces have warped.

Treasurer’s Report

	Mar 22	YTD
Total Income	\$75,198.03	\$214,372.06
Op. Expenses	28,789.84	89,617.67
Reserve Expenditures	5,800.00	53,945.00
Total Expenditures	34,589.84	143,562.67
Transfer to Op Reserve	40,608.19	70,809.39
Transfer from Reserve	29,266.00	87,789.00
Transfer to Reserve	(29,266.00)	(87,789.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,413,979.15	
Due from Unit Owners	\$ 4,121.53	
Total Assets	\$ 2,423,100.68	

Operating Expenses are about 7.4%+ below on cash basis

Treasurer’s Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association’s check register, monthly general ledger, and delinquent assessment receivable

reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Colin moved a motion to ratify Beachside proposal for \$9,214.32 for siding and trim material. Craig seconded. Unanimous.
- b. Updating governing docs: Special Meeting 4/28/22 at 6pm with new board.
- c. 7632 foundation: waiting for Beachside to provide proposal - in progress
- d. Repairs DG pathway, sidewalks: V-ditch tabled, 7638 siding to be painted
- e. Gym: Johnson Fitness (original vendor) didn't have sufficient paperwork. Their floor installer, Fitness & Flooring, will be the main contractor and is being vetted for necessary paperwork.
- f. Pool facilities & COVID: consolidate signs, make more aesthetic pleasing.
- g. Address signs: 7620, 7622, 7626, 7630, 7624 waiting on bid from Freedom Signs.
- h. #318 new patio cover: none – tabled.
- i. Bike Rack Purge: to be done 6/15/22.
- j. Little libraries/Bat boxes: tabled.
- k. Ratification of approval for #249 laminate floor: Colin moved to ratify, Joe seconded. Unanimous
- l. Cleaning lattice work at carport: cleaned up well.
- m. Extend scuppers: Colin moved to have Don from Beachside extend scuppers on two balconies, above #135 and #127 to see how they look. Joe seconded. Unanimous.

New Business

- a. Building Plans: tabled
- b. Cement culvert behind 7632 and 7634: tabled
- c. Website: tabled
- d. Patrol: tabled
- e. Reverse osmosis with pool: tabled
- f. T-bills investment: tabled
- g. Recording liens: none

Next Meeting 5/12/21 at 6PM, Via Zoom.com (Special board meeting for gov docs 4/28/22). Meeting adjourned at 8:00PM

Submitted by: Matt Mora, scribe.